Spring Valley Town Advisory Board

Desert Breeze Community Center
8275 W. Spring Mountain Rd
Las Vegas, NV 89117
October 27, 2026
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
    - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
    - Supporting material is/will be available on the County's website at : https://clarkcountynv.gov/SpringValleyTAB.

Board/Council Members:	Randal Okamura, Chair Kriselle Gabriel Justine McDowell	Matthew Tramp, Vice Chair Patrick Dierson
Secretary:	Carmen Hayes (702) 371-7991 chayes70@yahoo.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Mike Shannon (702)-455-8338 mds@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for October 13, 2026. (For possible action)

IV. Approval of the Agenda for October 27, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

   Applications are available for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2027. Applications due by 5:30 p.m. November 14, 2026.

VI. Planning and Zoning

1. **UC-26-0619-CL ARROYO RIDGE SHOPPES NV, LLC:**
   USE PERMITS for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on a portion of 4.12 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Maule Avenue within Spring Valley. MN/tpd/cv (For possible action) 11/17/26 PC

2. **AR-26-400106 (UC-25-0092)-PINECREST ACADEMY NEVADA:**
   USE PERMIT FIRST APPLICATION FOR REVIEW for a school.
   WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
   DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Edna Avenue and east of Lindell Road within Spring Valley. JJ/bb/cv (For possible action) 11/18/26 BCC

3. **UC-26-0633-GONG INVESTMENT, LLC:**
   USE PERMIT for a proposed kennel.
   WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
   DESIGN REVIEW for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial development on 0.81 acres in a CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and south of Palmyra Avenue within Spring Valley. JJ/jud/cv (For possible action) 11/18/26 BCC

4. **WC-26-400100 (UC-23-0467)-DURANGO 215 APTS, LLC:**
   WAIVER OF CONDITIONS of a use permit requiring coordination with Public Works-Development Review to pay a cost contribution for pedestrian flashers in conjunction with a previously approved multi-family residential development on 8.07 acres in an H-1 (Limited Resort and Apartment District) Zone. Generally located east of El Capitan Way and north of Maule Avenue within Spring Valley. JJ/tpd/cv (For possible action) 11/18/26 BCC

5. **WS-26-0627-MADISON MOHAWK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) waive street dedication requirements. **DESIGN REVIEW** for a proposed office/warehouse facility on 2.45 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Post Road and west of Mohawk Street (alignment) within Spring Valley. MN/dd/cv (For possible action) 11/18/26 BCC

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: November 10, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
https://notice.nv.gov

11/17/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0619-CL ARROYO RIDGE SHOPPES NV, LLC:

USE PERMITS for the following: **1)** banquet facility; and **2)** live entertainment in conjunction with an existing shopping center on a portion of 4.12 acres in a CG (Commercial General) Zone.

Generally located west of Rainbow Boulevard and south of Maule Avenue within Spring Valley. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
176-03-711-003

RELATED APN:
176-03-711-002, 176-03-711-004, & 176-03-711-005

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 6945 S. Rainbow Boulevard
- Site Acreage: 0.99 (portion)/4.12 (site)
- Project Type: Banquet facility & live entertainment
- Parking Required/Provided: 104/161

Site Plans
The plans provided depict an existing shopping center with access provided via Badura Avenue to the south and Rainbow Boulevard to the east. The proposed banquet facility with live entertainment will be located on APN 176-03-711-003.

Landscaping
No changes are being proposed to the existing landscaping.

Elevations
The provided pictures depict an existing 2 story building with stucco exterior and a varying roofline.

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Floor Plans
The plan depicts a proposed banquet facility with an open layout on the second floor of the subject building.

Applicant's Justification
The applicant states they are currently operating a licensed restaurant on the first floor of the subject building. They desire to use the second-floor space of this building to operate various events. These events will incorporate live entertainment, which is strictly limited to the operating hours of the subject events. Furthermore, there is ample parking space available throughout the existing shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1337-06	Design review for a retail building	Approved by PC	November 2006
TM-500143-04	Tentative map for a commercial subdivision	Approved by PC	April 2004
DR-0258-04	Design review for a convenience store, car wash, tavern, and retail store	Approved by PC	April 2004
VS-0390-04	Vacated and abandoned easements of interest to Clark County	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & East	Business Employment	CG	Shopping center
South	Business Employment	IP	Undeveloped

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Use Permits
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the proposed banquet facility will not have a negative impact on the surrounding area. Furthermore, this request aligns with Policy 5.1.3 of the Master Plan. This policy seeks to

cultivate an enriching environment for small businesses. It is for these findings that staff can support the request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system: and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SCOUNDRELS SW, LLC
CONTACT: MICHAEL MICHELIN, 8495 W. SUNSET ROAD, SUITE 301, LAS VEGAS, NV 89113

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0619

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 10/27/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 11/17/26 Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

https://clarkcountynv.gov/agendas

~~**BOARD OF COUNTY COMMISSIONERS (BCC)**~~

~~Date:~~ ~~Time: 9:00 AM~~

~~Location:~~ ~~*500 S. Grand Central Pkwy, Commission Chambers*~~

~~Staff reports:~~ ~~*Available 3 business days prior to the BCC meeting on the following website:*~~

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW #: 26-100857
ASSESSOR PARCEL #(s): 176037111003
PROPERTY ADDRESS/ CROSS STREETS: 6445 S Rainbow Blvd. Las Vegas, NV. 89118 | Rainbow & Badura

DETAILED SUMMARY PROJECT DESCRIPTION

I would like to have a Banquet Hall with live entertainment on the second floor of my existing tavern. I believe I need a special use permit to do so.

PROPERTY OWNER INFORMATION

NAME: C L Arroyo Ridge Shoppes NV LLC
ADDRESS: 6445 S Rainbow Blvd, 89118
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Scandrils SW LLC
ADDRESS: 6445 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 725-204-7649 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Michael Michelin
ADDRESS: 8495 W Sunset Rd.
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL 702-378-6819 ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* Chris Reville Property Owner (Print) 7/20/2026 Date

Justification letter

I currently have an operating tavern located at 6945 S Rainbow Blvd. Las Vegas, NV, 89118. The building has an upstairs area that I want to make a banquet hall with live entertainment. I am requesting a special use permit to operate a banquet facility in a CG zone as required per section 30.03.05A.1. As well as a second use permit to have live entertainment in a CG zone per section 30.03.06F.4.

Are there similar businesses in the area?

-I don't know of any banquet halls in the area.

What are hour of operations of proposed banquet facility?

-Hours will be as booked by customer.

Is this proposed use compatible with the surrounding area?

-Yes, this is a heavy commercial area.

Is there any residential properties in close proximity to this subject location?

-No, this is a heavy commercial area with no residential in close proximity.

Why do you want to open a banquet facility on the second floor of the establishment?

-We believe the area needs a nice place to host events and we have a beautiful space that we believe people will love.

Will the live entertainment be limited to certain hours that are different than the hours of the banquet facility?

-The live entertainment will have limited hours, it will only be when events are booked.

Is there sufficient parking for proposed use?

-Yes, there is ample parking on site

Does the surrounding area have a lot of traffic that would create noise comparable to the proposed live entertainment? Does it make it compatible with the surrounding area?

-The live entertainment will be held inside so it will not affect any traffic in the area.

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11/18/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-26-400106 (UC-25-0092)-PINECREST ACADEMY NEVADA:

USE PERMIT FIRST APPLICATION FOR REVIEW for a school.
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Edna Avenue and east of Lindell Road within Spring Valley JJ/bb/cv
(For possible action)

RELATED INFORMATION:

APN:
163-12-601-012

WAIVER OF DEVELOPMENT STANDARDS:
Eliminate a portion of buffering and screening (southeast corner), where buffering and screening shall consist of a 15 foot wide landscape with an 8 foot high decorative screen wall per Section 30.04.02C.

LAND USE PLAN:
SPRING VALLEY - PUBLIC USE

BACKGROUND:
Project Description
General Summary
- Site Address: 2850 Lindell Road
- Site Acreage: 6.09
- Project Type: School (K-8)
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 42,120
- Parking Required/Provided: 46/95

Site Plan
The approved plan depicts an existing Boy's & Girl's Club located at the northeast corner of Lindell Road and Edna Avenue, which will provide care before and after hours of the proposed school. Access will continue to be provided with 2 driveways from Lindell Road, and 1 driveway from Edna Avenue. The internal circulation of traffic will change on the north half of the property with a fire lane running the length of the property from north to south on the west side

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of the building, and student drop-off and pick-up lanes. The existing parking lots located on the north half of the property will be replaced with landscaping, drive aisle loops, fire lane, and the new kindergarten playground. A new trash enclosure is shown on the south side of the playground and adjacent to the north and south fire lane. Required bike racks are shown on the west side of the building on the south side of the playground. Loading zones are located south of the playground adjacent to the trash enclosure, and on the south side of the parking spaces, near the driveway at Edna Avenue. A majority of the remaining parking spaces are covered with existing shade structures that also have solar panels. A parking demand study is included for exceeding the maximum amount of parking.

Landscaping

The approved plans depict increased landscaping depths in planter areas on the north half of the property. Additional landscaping is proposed along Lindell Road on the northern two-thirds of the frontage and on both sides of the existing driveways. The new landscape area is a minimum of 22 feet in width in this area. A new 32 foot wide landscape island is surrounded by drive aisles on the north side of the building. Approximately 100 parking spaces are being replaced on the north half of the property with new landscaping, playground, redesigned drive aisles, and trash enclosure. The south half of the property will maintain the existing 5 foot wide landscape strips along the southern frontage of Lindell Road and along Edna Avenue. The south half will include the remaining 95 parking spaces with a majority of parking covered by existing solar panels. Bus staging areas are shown adjacent to Lindell Road on the southwest side of the property. The attached sidewalks along Lindell Road and Edna Avenue will remain and the existing 5 foot landscape strips adjacent to both streets will remain on the south portion of the property. The southeast portion of the property is adjacent to an existing residential home, and is subject to residential adjacency standards, including an 8 foot high decorative screen wall and a 15 foot wide landscape area with trees. The applicant is requesting a waiver as part of this application to eliminate the buffer and screening requirements related to residential adjacency at the southeast corner of the property. Forty-two buffer trees are located in the area surrounding the play field on the east side of the building.

Elevations

The approved plans depict a new 5 foot screen along the rooftop to screen existing mechanical equipment. Nine new windows were shown along the west face of the building, and 8 new windows were shown along the east face of the building. The new windows are located on the main level, between 3 feet and 8 feet above the ground. Some existing doors and windows will be removed. No other significant changes are proposed to the building.

Previous Conditions of Approval

Listed below are the approved conditions for ET-26-400067 (UC-25-0092):

Comprehensive Planning

- Until June 15, 2027 to review traffic impacts.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-25-0092:

Comprehensive Planning

- 1 year to review to evaluate traffic impacts resulting from approval of the use permit or the use permit will expire;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance;
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant is requesting a review to evaluate traffic as required by a condition of approval for UC-25-0092 and ET-26-400067 (UC-25-0092) for a 1 year review. The initial year passed while the school was being completed and the extension of time was granted. The first classes began on August 12, 2026 and have been operating successfully for several weeks. Observations of the school operations during pick-up times appear to be successful with no negative impacts on the surrounding area. An additional employee was added to the traffic loop exit to ensure adequate monitoring of the site. The applicant seeks the removal of the review time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400067 (UC-25-0092)	Extension of time for a school and waive buffer landscaping	Approved by BCC	August 2026
UC-25-0092	Use permit, waivers of development standards, and design review for a school	Approved by BCC	March 2025
UC-286-87	Use permit for an athletic field in conjunction with an existing Boys & Girls Club	Approved by PC	October 1987

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Elementary school & childcare
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
A review was required with the recent extension of time ET-26-400067 (UC-25-0092). The school has been open for classes since August 12, 2026, and operational for only a few weeks. Staff finds that more time is needed to ensure trouble-free operations over a greater period of time prior to removing the review period.

Staff Recommendation
Approved.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Until June 15, 2027 to review.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- 1 year review as a public hearing.

Fire Prevention Bureau
- No comment.

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Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: XL CHARTER
CONTACT: LINDSAY KAEMPFER-ZIEGLER, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): AR-26-400106 (UC-25-0092)

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 10/27/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/18/26 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website:*

https://clarkcountynv.gov/agendas

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- All meetings are mandatory for ALL applications.
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  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
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715 Gretta Lane, Indian Springs

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1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 163-12-601-012

PROPERTY ADDRESS/ CROSS STREETS: 2850 Lindell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Required Review for Traffic UC-25-0092

PROPERTY OWNER INFORMATION

NAME: Pinecrest Academy of Nevada c/o Academica Nevada

ADDRESS: 6630 Surrey Street

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: n/a CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: XL Charter - Clayton Howell

ADDRESS: 150 South State Street

CITY: Salt Lake City STATE: UT ZIP CODE: 84111

TELEPHONE: n/a CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*	Property Owner (Print)	Date
	Chong Nam	Sep 1, 2026

Application - Traffic Review

Final Audit Report 2026-09-01

Created:	2026-08-31
By:	Annette Christensen (Annette.Christensen@academicanv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkjrb2xRTLNSr5K_8wB5NK_E5JFviSeuE

"Application - Traffic Review" History

Document created by Annette Christensen (Annette.Christensen@academicanv.com)
2026-08-31 - 10:09:35 PM GMT

Document emailed to chong.nam@pinecrestnv.org for signature
2026-08-31 - 10:10:48 PM GMT

Email viewed by chong.nam@pinecrestnv.org
2026-09-01 - 2:45:57 PM GMT

Signer chong.nam@pinecrestnv.org entered name at signing as Chong Nam
2026-09-01 - 2:46:23 PM GMT

Document e-signed by Chong Nam (chong.nam@pinecrestnv.org)
Signature Date: 2026-09-01 - 2:46:25 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-09-01 - 2:46:25 PM GMT

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

September 1, 2026

VIA ELECTRONIC UPLOAD

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Required Review to Evaluate Traffic (UC-25-0092)

To Whom It May Concern:

This firm represents XL Charter Development, LLC (the "Applicant") as it relates to 6.09 acres located on the northeast corner of Lindell Road and Edna Avenue, more particularly described as Assessor's Parcel Number 163-12-601-012 (the "Site"). The Applicant respectfully requests a required review to evaluate traffic.

An application for a special use permit and design review for a public charter school was approved on March 19, 2025, via application UC-25-0092. A condition of approval required "1 year to review to evaluate traffic impacts resulting from approval of the use permit or the use permit will expire."

The charter school opened on Wednesday, August 12, 2026, and has been operating successfully for the last several weeks. This firm recently visited the Site on Thursday, August 20, 2026, from 2:30pm to 3:45pm to monitor pick-up traffic at the school. Based on our observations, the school's split bell times and traffic circulation loop are successfully operating without negatively impacting the surrounding area or interfering with the adjacent school bell times in any way whatsoever. We requested the school add an additional employee to assist with traffic exiting the traffic loop to ensure all portions of the Site were monitored, which they have since implemented. Therefore, we respectfully request approval of the required review.

Thank you in advance for your consideration, and please let me know if you have any questions or need additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

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11/18/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0633-GONG INVESTMENT, LLC:

USE PERMIT for a proposed kennel.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEW for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial development on 0.81 acres in a CP (Commercial Professional) Zone.

Generally located west of Jones Boulevard and south of Palmyra Avenue within Spring Valley. JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:
163-11-804-003

WAIVER OF DEVELOPMENT STANDARDS:
Allow existing pan driveways along Jones Boulevard to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1.

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 3151 S. Jones Boulevard
- Site Acreage: 0.81
- Project Type: Kennel
- Number of Stories: 1 (existing commercial building)
- Building Height (feet): 16 (existing commercial building)
- Square Feet: 3,691 (existing commercial building)
- Parking Required/Provided: 9/20 (existing on the site)

History & Request
The project site was reclassified to CP zoning by the Board of County Commissioners (BCC) in 1996 via ZC-0220-96 for a photography studio. A subsequent use permit for a proposed dressmaking shop, UC-0763-97, was approved by the Planning Commission (PC) in June 1997. A use permit, UC-1826-99, was denied in February of 2000 for a mortuary with a variance to reduce the required amount of parking spaces. The applicant is now proposing to refurbish the existing building and utilize the outdoor area located on the west side of the site for a kennel with

DRAFT

a proposed outdoor dog run located immediately to the west of the building. A use permit is required since the kennel is not accessory to an animal hospital and includes an outdoor dog run/play area.

Site Plans

The plans show an existing 1 story commercial building centrally located on the site, and the proposed kennel will be within the existing building and the outdoor dog run and play area is proposed on the west side of the site with an overall area of 8,100 square feet. An additional outdoor area is located further west, directly adjacent to the single-family residential properties. This additional area is not proposed for use at this time in association with the kennel operation.

The dog run is enclosed by an existing 6 foot high block wall that extends north/south along the width of the outdoor area. The commercial site requires 9 parking spaces for the proposed use, and a total of 20 parking spaces exist on the site. Vehicular access to the site is via the existing entry and exit driveways along Jones Boulevard. No modifications are proposed to the existing driveways, or the attached sidewalk along Jones Boulevard. There is no trash enclosure proposed for this use. The trash bins are proposed behind the fence along the northeast corner of the building side.

Landscaping

The applicant installed a 15 foot wide landscape buffer with staggered evergreen trees planted 20 feet on center along the west side of the property boundary, adjacent to the existing single-family residential uses. The remaining existing condition of the on-site landscaping is to continue as originally approved. Additionally, the site contains existing walls along the north, south, and west property lines which consist of CMU blocks 6 feet, 5 feet, and 8 feet in height respectively.

Elevations

The plans depict an existing single story commercial building measuring 16 feet to the top of the roof pitch. The exterior of the building is stucco coated. The proposed at the entrance to the kennel is located on the east elevation of the building, along Jones Boulevard.

Floor Plans

The plans depict an indoor kennel, 3,691 square feet in area. The kennel consists of 2 grooming areas, 2 boarding areas, and 2 dog daycare areas. Additionally, the plan depicts storage rooms, breakroom, and restrooms. The outdoor dog run/play area measures 8,100 square feet and consists of large and small dog play areas.

Applicant's Justification

The site was a photography shop, which is now closed, and currently the applicant is planning to use the site as a dog boarding, daycare, and grooming facility. The proposed kennel will allow for overnight and daycare, not accessory to an animal hospital with personal service (dog grooming). The applicant further states that a 10 foot tall fence will serve as boundaries to the outdoor play areas for the small and large dogs. It will serve as the primary containment barrier for the dogs while keeping them a safe distance from the residential property line. The hours of operation will be Monday through Sunday from 7:00 a.m. to 9:00 p.m.

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Prior Land Use Requests

Application Number	Request	Action	Date
AR-17-400035 (UC-0048-16)	Application review for a previously approved use permit to allow outdoor temporary commercial	Approved by BCC	May 2017
UC-0048-16	Use permit to allow outdoor temporary commercial	Approved by PC	March 2016
WS-1181-03	Waiver of development standards to allow electronic message board/freestanding sign	Approved by PC	September 2003
UC-1826-99	Use permit to allow a mortuary	Denied by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	CP	Commercial development
East	Public Use	CP & RS20	School
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Use Permit
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review
Staff finds that the proposed operation is not compatible with the surrounding neighborhood. The request to accommodate a kennel operation adjacent to a low-intensity residential zoning district cannot be supported by staff. A facility of this size introduces impacts that exceed what is

appropriate for a commercial use located next to a residential neighborhood. The intensity of the proposed use including associated noise, outdoor activity, and client drop-off and pick-up is inconsistent with the character of the surrounding area. Although the applicant installed a 15 foot wide landscape buffer with large evergreen trees along the west property line adjacent to existing residential uses, a kennel with outdoor areas is anticipated to increase the volume of commercial activity beyond what was previously approved on the site. Additionally, staff cannot support the proposal due to the applicant not providing an adequate commercial trash enclosure onsite. The types of waste produced by the proposed use must be managed in a manner that reduces odors and other nuisances associated with animal waste and commercial operations. For these reasons, staff cannot support the requests.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to allowing the existing pan driveways to remain. The applicant worked with staff to improve the overall site design and is providing a one-way ingress and one-way egress driveway, which will improve onsite circulation and reduce conflicts within the right-of-way.

Staff Recommendation

Approval of the waiver of development standards, denial of the use permit and design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Any outdoor play area or dog run to be limited to the area labeled "Outdoor 1" only, as shown on site plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

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Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHEYANNE HWANG
CONTACT: CHEYANNE HWANG, 8568 GARDEN VALLEY COURT, LAS VEGAS, NV 89178

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0633

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 10/27/26

Location: 8275 Spring Mtn. Road, Las Vegas

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Authentisign ID: F735A195-1986-F111-B337-000D3A1E5FED

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101207
ASSESSOR PARCEL #(s): 163-11-804-003

PROPERTY ADDRESS/ CROSS STREETS: 3151 S. Jones Blvd, Las Vegas, NV 89146

DETAILED SUMMARY PROJECT DESCRIPTION

We are planning to open a boarding and a daycare facility at the above address.

PROPERTY OWNER INFORMATION

NAME: Gong Investment LLC
ADDRESS: 2208 Glenbook Way
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: _____ CELL 626-297-1388

APPLICANT INFORMATION (information must match online application)

NAME: Cheyanne Hwang
ADDRESS: 8568 Garden Valley Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL (310)880-5081 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Cheyanne Hwang
ADDRESS: 8568 Garden Valley Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL (310)880-5081 ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Fiona Qinghong
Property Owner (Signature)*

Fiona Qinghong Gong
Property Owner (Print)

07/22/26
Date

Sept. 14, 2026

Cheyanne Hwang

8568 Garden Valley Ct. Las

Vegas, NV 89178

Re: 3151 S. Jones Blvd 89146

Application form: 26-101207

Assessor's Parcel Numbers: 163-11-804-003

To Whom It May Concern:

The address listed above was a Photography shop, which is now closed, and we are currently planning to use the site as a boarding, daycare, and grooming facility. We are requesting a Special Use Permit for kennel(overnight and daycare), not accessory to an animal hospital; with personal service (dog grooming) in CP zone. We are also requesting a waiver of development standards to allow the north and south existing driveways on Jones Boulevard to remain and not install commercial curb return driveways per Uniform Standard Drawing 222.1 is needed as we intend to not modify the front of the existing site. Also, to allow a throat depth of 0 feet for the ingress and egress of the north and south existing driveways on Jones Boulevard per Uniform Standard Drawing 222.1.

This building has retail on the north and south side, a large parking usage space in the front, and there are residential uses to the west. The parking lot will be re-striped to match the site-plan and the graffiti on the wall will be repainted again. We would like to request a change in the design review. Instead of making a trash enclosure, we would like to use trash cans and leave them behind the built fences on the property rather than on the parking lot.

When entering the premise, there will be no changes on the interior building, or the landscape in front of it. However, there will be a landscape buffer on the west side of the building, with 15ft of landscape buffer (double rows of 7ft evergreen trees. They will be 20ft apart from the center). Additionally, 10 ft tall fencing for the backyard as an outdoor play areas for the small and large dogs. The fences will serve as the primary containment barriers for the dogs while keeping them a safe distance from the residential property line.

Also, no changes to the site parking. The hours of the operation will be Monday through Sunday from 7am to 9pm.

We request that you review the enclosed documents and issue your approval at your earliest convenience.

Thank you for your assistance.
Sincerely,

Cheyanne Hwang

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11/18/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-26-400100 (UC-23-0467)-DURANGO 215 APTS, LLC:

WAIVER OF CONDITIONS of a use permit requiring coordination with Public Works-Development Review to pay a cost contribution for pedestrian flashers in conjunction with a previously approved multi-family residential development on 8.07 acres in an H-1 (Limited Resort and Apartment District) Zone.

Generally located east of El Capitan Way and north of Maule Avenue within Spring Valley. JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
176-05-701-034

LAND USE PLAN:
SPRING VALLEY - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 8816 W. Maule Avenue
- Site Acreage: 8.07
- Project Type: Multi-family residence

History & Site Plan
The original plans were approved via UC-23-0467 and depict a gated 403 unit, multi-family residential complex, consisting of a single building that will wrap around a 4.5 level parking garage. The footprint of the building also provides courtyards and a larger pool courtyard near the southeast portion of the building. Open space consists of active and passive open space areas which include a swimming pool, sauna, cabanas, BBQ area, and a clubhouse. There will be 1 access point to the development from Maule Avenue to the south. Parking will consist of garage covered and surface parking spaces for both residents and visitors, which are distributed throughout the development.

The applicant is requesting not to coordinate with Public Works - Development Review to pay a cost contribution for pedestrian flashers as required per the Notice of Final Action (NOFA) via UC-23-0467.

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Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0467:

Comprehensive Planning

- Move northern trash enclosure to north side of building;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Development Review to pay a cost contribution for pedestrian flashers;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Maule Avenue/ Badura Avenue improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0266-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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Applicant's Justification

The applicant states there are existing crosswalks near the subject location which include flashers and signs for pedestrians. Furthermore, there are exits onto Maule Avenue with a dedicated left turn lane on El Capitan Way.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-24-900727	Administrative minor deviation for orientation and overall square footage of building footprints, change in unit mix, and reduction in unit count	Approved by ZA	November 2024
UC-23-0467	Use permit for a multi-family residential complex	Approved by BCC	September 2023
ZC-1282-06	Zone change to H-1 zoning	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Limited Resort	H-1	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	R-3 & CR	Single-family residential & apartments
East	Limited Resort	H-1	Durango Station
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-2 & RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Public Works - Development Review

Waiver of Conditions

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff cannot support the request to waive the condition to "Coordinate with Public Works - Development Review to pay a cost contribution for pedestrian flasher." Pedestrian flashers are necessary to provide a safe crossing to and from the apartments and are critical for safe pedestrian movement across Maule Avenue. Additionally, the multifamily development will generate increased pedestrian activity accessing the adjacent park, further reinforcing the need for enhanced pedestrian safety measures at this location.

Staff Recommendation
Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review
If approved:

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: OVATION
CONTACT: LINDSAY KAEMPFER-ZIEGLER, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WC-26-400100 (UC-23-04670

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 10/27/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

~~**PLANNING COMMISSION (PC)**~~

~~Date:~~ _____ ~~Time: 7:00 PM~~

~~Location: 500 S. Grand Central Pkwy, Commission Chambers~~

~~Staff reports: Available 3 business days prior to the PC meeting on the following website:~~

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/18/26 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website:*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 176-05-701-034

PROPERTY ADDRESS/ CROSS STREETS: Durango and Maule

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of conditions regarding UC-23-0467

PROPERTY OWNER INFORMATION

NAME: Durango 215 Apts, LLC

ADDRESS: 10650 W Charleston Blvd, Suite 150

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Ovation

ADDRESS: 10650 W Charleston Blvd, Suite 150

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jennifer Lazovich / Ann Pierce - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*	Reinier Santana Property Owner (Print)	08/19/26 Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
JLazovich@kcnvlaw.com
D: 702.792.7050

August 20, 2026

Clark County
Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89135

RE: Justification Letter: Ovation – Durango
Waiver of Condition (UC-23-0467)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is the owner of approximately 8.1 acres of property located on the north side of Maule Avenue and approximately 1,500-feet west of Durango Drive. The property is more particularly described as APN: 176-05-701-034 (the "Site"). The Applicant is requesting a waiver of condition that was placed on UC-23-0467.

By way of background, on September 20, 2024, the Board of County Commissioners (the "BCC") approved UC-23-0467 allowing for the development of a 403-unit multifamily development on the Site. Subsequently, on October 22, 2025, the BCC approved ET-25-400100 (UC-23-0467). ET-25-400100 (UC-23-0467) extends the entitlements "until July 30, 2028 to commence." Additionally, and separately, on November 6, 2024, the Zoning Administrator approved AV-24-900727 administratively approving minor deviations allowing for minor changes to the building orientation, overall square footage of the building footprints, change in unit mix, and reduction in unit count to 381-units.

A condition of approval for UC-23-0467 required the following: "**Coordinate with Public Works – Development Review to pay a cost contribution for pedestrian flashers.**" The Applicant is asking that this condition be waived for the following reasons:

- Existing crosswalk at Quarterhorse and Maule has a crosswalk with school zone warnings signs and flashers. A pedestrian flasher would be less than 1,500 feet from this existing crosswalk and school zone signage; and

- Ovation community exits onto Maule heading westbound. There is a dedicated left turn lane onto El Capitan.

KAEMPFER
CROWELL

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JJL:jmd

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11/18/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0627-MADISON MOHAWK, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** modify residential adjacency standards; and **3)** waive street dedication requirements.
DESIGN REVIEW for a proposed office/warehouse facility on 2.45 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Post Road and west of Mohawk Street (alignment) within Spring Valley. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:
163-36-801-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate landscape buffers along the north property line where buffering and screening is required by Section 30.04.02B.
2. a. Allow high activity areas (drive aisles) adjacent to a residential use without buffering and screening where not permitted by Section 30.04.06G.
   b. Increase the height of a structure adjacent to an NPO-RNP property to 37 feet where 35 feet is the maximum height permitted by Section 30.04.06G (a 6% increase).
   c. Allow a parking area to not be screened when within 30 feet of an adjacent property within a residential district as required by Section 30.04.06L.
   d. Allow roll-up doors to face residential districts per Section 30.04.06N.
   e. Reduce the setback between a loading dock and the residential uses to the north to 30 feet where 150 feet is required per Section 30.04.06N (a 77% reduction).
   f. Reduce the separation between a loading area and the residential use to the north to zero feet where 50 feet is required per Section 30.04.06N (a 100% reduction).
   g. Reduce the separation between a loading dock and the residential use to the south to 53 feet where 150 feet is required per Section 30.04.06N (a 65% reduction).
   h. Reduce the separation between a loading area and the residential use to the south to 15 feet where 50 feet is required per Section 30.04.06N (a 70% reduction).
   i. Allow loading areas not to be screened from the residential uses to the north where required by Section 30.04.06N.

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j. Allow loading areas not to be screened from the residential uses to the south where required by Section 30.04.06N.

3. Eliminate the requirement to dedicate the southern portion of Post Road where required by Section 30.04.08D.

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.45
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 33,600
- Parking Required/Provided: 34/34
- Sustainability Required/Provided: 7/8.5

History, Request, & Site Plan
This site was previously approved in September 2025 for a 37,000 square foot office/warehouse building via WS-25-0263, along with companion items PA-25-700021, ZC-25-0262, and VS-25-0261. The applicant is now requesting to expunge WS-25-0263 in favor of this new application, while simultaneously maintaining the other approvals for the site.

The plans depict a proposed office/warehouse facility located at the southwest corner of Mohawk Street and Post Road. Access to the site will be provided by a driveway along the terminating cul-de-sac of Mohawk Street. The proposed office/warehouse building will be 33,600 square feet and will be located along the west property line.

There are 2 east-facing loading dock areas each featuring 3 roll-up doors; one loading lock area is on the north portion of the building, and the other is on the south portion of the building. The proposed loading dock on the north portion of the building will be separated from the residential uses to the north by 35 feet. The proposed loading dock on the south portion of the building will be separated from the residential property to the south by 53 feet. Both loading docks require waivers of development standards for separation distances.

Additionally, there are 2 roll-up doors on both the north and south ends of the building, with the north roll-up doors directly facing the residential uses to the north. The roll-up doors on the north and south ends of the buildings face residential districts and thus require a waiver of development standards. There are paved loading areas around the roll-up doors that are separated from the parking areas on the site by sliding gates. The loading area on the north portion of the site has no separation from the residential use to the north, and the loading area on the south portion of the site is set back 15 feet from the residential use to the south. Both of the loading areas require waivers of development standards for required setback distances. The location of

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the drive aisle along the northern property line into the sliding gate requires a residential adjacency waiver of development standards. Parking for the site will be located directly to the east of the proposed office/warehouse building and along the east and south property lines. Trash enclosures for the site are centrally located in the parking area.

Landscaping

The landscape plans depict the required landscaping along the street frontage and throughout the parking area. Street frontage is minimal, with the only area being the entrance from the cu-de-sac off of Mohawk Street, so only one landscape area to the southwest of the project entrance provided. Proposed parking lot landscape consists of landscape finger islands provided at a maximum of every 6 spaces, with several areas having more landscape finger islands than necessary.

Buffer landscaping consisting of a double-row of evergreen trees, a 15 foot wide landscape area, and an 8 foot high screen wall are provided along the west and south property lines. There is also an 8 foot high screen wall along the north property line, but the required double-row of evergreen trees and 15 foot wide landscape area are not provided, thus necessitating a waiver of development standards.

Elevations

The proposed building will be 37 feet tall to the highest parapet. The exterior will mostly be composed of painted concrete tilt-up panels on all 4 facades. The panels will be painted varying shades of white and grey with the colors varying between panel levels and roof articulations to break up the facades.

Floor Plans

The proposed building will be a 33,600 square foot office/warehouse with a shell layout. The building will contain a general office space centrally located in the eastern portion of the building with the remainder of the building consisting of warehouse space. The building features 8 loading bays with 6 dock bays and 2 at grade doors.

Applicant's Justification

The applicant states that the proposed site was originally approved to be used as an office/warehouse, and that the redesign being proposed with this application will make the site less intense overall; the square footage of the building is being reduced, as is the parking count. The waivers for screening and buffering and residential adjacency are justified as the existing residential homes to the north are master planned Business Employment (BE). Therefore, the anticipated use is not residential but rather light industrial. Additionally, the residential homes on the property to the south are within the AE-65 overlay reinforcing the fact a future non-residential use is more likely than a residential use. The property to the west is Department of Aviation (DOA) property. The DOA property is likely deed restricted from residential development since it is located within the AE-65 overlay.

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Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700021	Plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Business Employment (BE)	Approved by BCC	September 2025
WS-25-0263	Waivers of development standards and a design review for an office/warehouse facility	Approved by BCC	September 2025
ZC-25-0262	Zone change from RS20 to IP and to remove the NPO-RNP	Approved by BCC	September 2025
VS-25-0261	Vacation and abandonment of patent easements and right-of-way	Approved by BCC	September 2025
ZC-1111-08	Zone change from R-E (AE-65) to R-E (AE-65) (RNP-I)	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65 & NPO-RNP)	Undeveloped
East	Business Employment	RS20 & IP (AE-65)	Undeveloped & office/warehouse with outside storage
West	Public Use	RS20 (AE-65 & NPO-RNP)	Undeveloped

**The Tropicana Wash flood control channel is directly to the southeast of the site.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations,

design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Waivers of Development Standards #1, #2, & Design Review
Staff finds that the design standards set forth via Title 30 for the proposed building have been met, and that a similar design was previously approved via WS-25-0623. The proposed building, loading docks, and loading spaces have all been moved substantially closer to the existing single-family residential development to the north, and no buffering or screening has been provided with the site redesign. Similarly, the waivers being requested today are the same as or similar to the waivers that were part of WS-25-0263. Staff finds that the composition of the waivers has become more intense, and there have also been new waiver breakdowns added since the original request. Staff is not supporting the waivers being requested, and the overall design of the site has become more intense, therefore, staff cannot support this request.

Public Works - Development Review
Waiver of Development Standards #3
Staff has no objection to the non-dedication of the Post Road alignment as it not necessary for access through this development. Additionally, there will be no further developments to the east due to the drainage channel.

Department of Aviation
The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE- 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval of waiver of development standards #3; denial of waivers of development standards #1 and #2 and the design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance:
- Traffic study and compliance:
- Full off-site improvements:
- Right-of-way dedication to include a cul-de-sac for Mohawk Street;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to relocate the loading dock away from the commercial driveway on Mohawk Street;
- Application VS-25-0261 must record prior to the approval of the off-site improvements plans.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.:
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired:
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be

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needed for construction cranes or other temporary equipment: that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0139-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MADISON MOHAWK, LLC
CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

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Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0627

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 PM

Date: 10/27/26

Location: 8275 Spring Mtn. Road, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: _____ Time: ~~7:00 PM~~

Location: ~~*500 S. Grand Central Pkwy, Commission Chambers*~~

Staff reports: ~~*Available 3 business days prior to the PC meeting on the following website:*~~

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/18/26 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website:*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100780
ASSESSOR PARCEL #(s): 163-36-801-002

PROPERTY ADDRESS/ CROSS STREETS: South of Post Rd and west of Mohawk St

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review and Waivers of Development Standards for a 33,600 sq ft office/warehouse building

PROPERTY OWNER INFORMATION

NAME: Madison Mohawk LLC c/o Petersen Management LLC
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*	Darren C Petersen, Manager Property Owner (Print)	4-28-2026 Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

July 21, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Pkwy, 1st Floor
Las Vegas, NV 89155

Re: Justification Letter – Design Review for Warehouse Facility and Waiver of Development Standards
Madison Mohawk Commerce Building
APNs: 163-36-801-002

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is the owner of approximately 2.28 acres of property located on the southwest corner of Mohawk Street and Post Road. The property is more particularly described as APN: 163-36-801-002 (the "Site"). The Site is master planned Business Employment ("BE") and zoned Industrial Park ("IP"). By way of background, on September 17, 2025, the Clark County Board of County Commissioners (the "BCC") approved WS-25-0263 (along with companion items PA-25-700021, ZC-25-0262, and VS-25-0261) allowing for the development of a 37,000 square foot office/warehouse development. As the development plans continue to be refined, the Applicant is requesting to amend WS-25-0263 with a new design review and amended waivers of development standards.

DESIGN REVIEW

The Applicant is proposing the following changes from the previous approval (WS-25-0263):

- **Building Footprint**

The previously approved building will be reduced in size from 37,000 square feet to 33,600 square feet and will be comprised of two (2) separate units that are each 16,800 square feet. There will be office areas for each respective building on the eastern elevation that faces east towards the parking lot. The proposed building heights will remain the same at 37-feet.

- **Parking Lot Relocation**

The parking lot, previously located on the north side of the building, will be relocated to the east side of the Site.

- **Number of Parking Spaces**

As a result of the reduced building square footage, the parking count will also be reduced. The Applicant is now proposing 41 parking spaces where 34 parking spaces are required. Under WS-25-0263, 45 parking spaces were provided where 37 parking spaces were required. The Site will include two (2) EV capable parking spaces.

- **Loading Docks**

There will now be two (2) separate loading dock areas for each unit instead of a single loading dock area that was previously on the northeast corner of the building.

Access to the Site will remain from Mohawk Street at the terminus of the Mohawk Street cul de sac, as previously approved. The Applicant is still proposing to install an 8-foot-tall decorative screen wall around the perimeter of the Site. The north portion of Post Road will be vacated, and security access gates will be located on the west and east to allow access to the utility easement. The adjacent properties, including the residential properties, are planned BE and within the AE-65 overlay. Therefore, it is more likely that future development will be nonresidential instead of residential.

The Site design will meet the 7-point sustainability measures by providing the following 8.5 sustainability points:

- Landscaping
    - Title 30.04.05(J)(3)(ii) – The proposed plants are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
    - Title 30.04.05(J)(3)(vi) – The plant material will be oriented around the south and west sides of the buildings. As such, this equals *0.5 points*.
- Building/Site Design
    - Title 30.04.05(J)(4)(i) – The proposed buildings will have a cool roof made of solar reflective material. As such, this equals *1 point*.
    - Title 30.04.05(J)(4)(ii)(a) – The building orientation will be east-west. As such, this equals *1 point*.
    - Title 30.04.05(J)(4)(ii)(b) – The building will provide the following shade structures:
        - A minimum of 50% of the entries and windows will be covered. As such, this equals *1 point*.

- Additionally, another 25% of the entries and windows will be covered. As such, this equals *1 point*.
- Additionally, another 25% of the entries and windows will be covered. As such, this equals an additional *1 point*.

- Title 30.04.05(J)(4)(c)(2) – The building will utilize daylight strategies to reduce the use of artificial light. As such, this equals *0.5 points*.
- Title 30.04.05(J)(4)(c)(4) – The floor to ceiling height will be a minimum of 11-feet. As such, this equals *0.5 points*.
- Title 30.04.05(J)(4)(c)(5) – The buildings will have solar ban glazing. As such, this equals *0.5 points*.
- Title 30.04.05(J)(4)(c)(6) – Shading devices will be located at the buildings' entrances. As such, this equals *0.5 points*.

WAIVER OF DEVELOPMENT STANDARDS – RESIDENTIAL ADJACENCY

The Applicant will incorporate the previous waivers approved WS-25-0236 as well as amending or requesting new waivers.

➢ **Previous Waivers**

WS-25-0263 previously approved multiple waivers. Since this is a new design review request, the Applicant is requesting many of the previously approved waivers as follows:

- **Eliminate landscape buffer along the north property lines (Title 30.04.028)**

The Applicant is seeking to waive the required landscape buffer along the north property line. The previous approval also included the east property line; however, the revised plan now meets the landscape buffer along the east property line. Although there are existing residential homes to the north, the residential homes are master planned BE. Therefore, the anticipated use is not residential but rather light industrial. Additionally, the residential homes and the property to the south are within the AE-65 overlay reinforcing the fact that a future nonresidential use is more likely than a residential use. The property to the west is Department of Aviation (DOA) property. The DOA property is likely deed restricted from development residential since it is located within the AE-65 overly.

- **Allow parking and drive aisles adjacent to residential use without buffering and screening (Title 30.04.060)**

The waiver to the residential adjacency standards is appropriate as all the properties are within the AE-65 overlay, some of the properties are planned BE (including the existing homes), or are DOA properties that will be deed restricted preventing residential uses.

- **Increase the height of structure adjacent to an NPO-RNP property to 37-feet where 35-feet is the maximum height (Title 30.04.06(G))**

The waiver to the residential adjacency standards is appropriate as all the properties are within the AE-65 overlay, some of the properties are planned BE (including the existing homes), or are DOA properties that will be deed restricted preventing residential uses.

- **Eliminate the requirement to dedicate the southern portion of Post Road (Title 30.04.08(D))**

The Applicant is requesting not to dedicate the southern 30-foot-wide portion of Post Road between the drainage channel and Lindell Road. Post Road is not necessary for the following reasons:

  - There will be no development east of the Site due to the existing drainage channel.
  - All properties along the Post Road alignment will still have legal access to public right-of-way.
  - Concurrent with the request, the Applicant is requesting to vacate and abandon the northern 30-foot wide portion of Post Road between the drainage channel and Lindell Road.

- **Allow parking area to not be screened when within 30-feet of an adjacent property within a residential district (Title 30.04.06(L))**

The waiver to the residential adjacency standards are appropriate as all the properties are within the AE-65 overlay, some of the properties are planned BE (including the existing homes), or are DOA properties that will be deed restricted preventing residential uses.

➢ **Modified/New Waivers**

The Applicant is requesting modifications to the following waivers:

- **Reduce the separation between a loading area and an adjacent residential use to the north to 0-feet and the south to 15-feet where 50 is required (Title 30.04.06(N))**

While the reduction to the north is 0-feet, the waiver fails to take into consideration the 30-foot-wide utility access easement that will separate the loading area from the residential to the north.

With respect to the south, while the parcel is zoned RS20, the parcel is in the AE65 making residential development unlikely. Additionally, the development patterns are for light industrial.

- **Reduce the setback between a loading dock and the residential uses to the north to 30-feet where 150-feet is required (Title 30.04.06(N))**

Like the requested separation reduction for the loading area, the loading dock will be separated by a 30-foot-wide utility easement and screened by an 8-foot-tall decorative wall.

- **Reduce the separation between a loading dock and the residential use to the south to 53-feet where 150-feet is required (Title 30.04.06(N))**

Again, the property to the south is in the AE65 making residential development unlikely. Additionally, the development patterns are for light industrial.

- **Allow loading areas not be screened from the residential uses to the north and south (Title 30.04.06(N))**

Again, the property to the south is in the AE65 making residential development unlikely. Additionally, the development patterns are for light industrial.

We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JL/ajc